

ORDINANCE NO. 15-21

AN ORDINANCE CONFIRMING ANNEXATION AS SET FORTH IN ORDINANCE 15-18 BEING 44.790 ACRES LOCATED ON THE SOUTH SIDE OF ARMSTRONG LANE AND SOUTH SIDE OF KY HIGHWAY 44 AND IDENTIFIED ON BULLITT COUNTY PROPERTY VALUATION MAP 70 AS PARCEL 89 KNOWN AS HALL FARM

WHEREAS, the City passed, according to law, an Ordinance 15-18 declaring an intent to annex 44.790 acres located on the south side of Armstrong Lane and KY Highway 44 the City of Mt. Washington on September 28, 2015 and

WHEREAS, more than 60 days have elapsed since the passing and publication of said declaration of intent and no protests having been filed, and

NOW THEREFORE, BE IT ORDAINED by the City of Mt. Washington, Bullitt County, Kentucky, as follows:

SECTION I: The City confirms and hereby Annexes the property set forth in Intent to Annex Ordinance 15-18 as described and depicted in the attached Registered Land Surveyor's certified plat attached hereto as Exhibit A.

SECTION II: Should any section, clause, line, paragraph or part of this ordinance be held unconstitutional or invalid for any reason, the same shall not affect the remainder of this ordinance.

SECTION III: The City Clerk is hereby authorized to publish this ordinance in accordance with the Kentucky revised Statutes.

SECTION IV: The City Clerk is hereby directed and authorized to cause the accurate map and description of the property annexed prepared by the Registered Land Surveyor, together with a copy of this ordinance duly certified, to be recorded in the office of the Bullitt County Clerk, in the office of the Secretary of State, and in the Governor's Office for Local Development, and provide to the Bullitt County Court Clerk a list of names and addresses of those property owners and or registered voters, if any within the annexed territory

First Reading: December 14, 2015

Second Reading: December 29, 2015

STATE OF KENTUCKY
COUNTY OF BULLITT
I, Elizabeth Fick, City Clerk of the City of Mt. Washington, do hereby certify that the foregoing contains a full, true and correct copy of ORD 15-21 as taken from and compared with the original records in my office of which I am Legal Custodian, adopted by the governing authority of said City of Mt. Washington at a meeting duly held on 12/29/15 that said official action has not been modified, amended, revoked or repealed and is now in full force and effect.
Witness my hand this 19 day of Jan, 2016
Elizabeth Fick
CITY CLERK CITY OF MT. WASHINGTON

RECEIVED AND FILED

DATE March 14, 2016


ORDINANCE 15-21

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandice Adkins

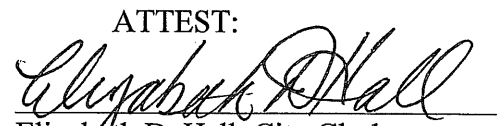
Adopted this 28th day of December, 2015

Results of the roll call vote are as follows:

	YES	NO	ABSTAIN
Troy Barr	_____	_____	_____
Greg Gentry	X	_____	_____
Alice Harris	X	_____	_____
Sandra Hockenbury	X	_____	_____
Mike Holt	X	_____	_____
Gayle Troutman	X	_____	_____



Barry Armstrong, Mayor

ATTEST:


Elizabeth D. Hall, City Clerk

MAILED TO:
PREPARER

Bullitt County
Item No: 5-150.30
Parcel 2

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into this 10th day of December, 2012, by and between David Allen Hall, Russell W. Hall and James Musser III and Sharon Musser, husband & wife, of 3419 Elmira Road, Shepardsville, KY 40165, Grantors, (in whose care the state and county tax bill for the aforesaid calendar year may be sent); and the **COMMONWEALTH OF KENTUCKY** for the use and benefit of the **TRANSPORTATION CABINET**, Department of Highways, 200 Mero Street, Frankfort, Kentucky 40622, Grantee;

WITNESSETH:

NOW THEREFORE, for and in consideration of **SEVENTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$75,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, the Grantors have bargained and sold and do hereby sell, grant and convey to the Grantee, its successors and assigns forever, in fee simple with covenants of General Warranty, the following described property and property rights located in Bullitt County, Kentucky, and being more particularly described as follows:

Parcel No. 2, Tract A
8665 Highway 44

Being a tract of land lying in Bullitt County, Kentucky along KY 44 approximately 2.2 miles west of the intersection of KY 44 and US 31E, and more particularly described as follows: Beginning at a point in the existing south right of way line of KY 44, said point being 29.94 feet right of KY 44 centerline Station 470+20.00; thence with said KY 44 right of way line the next five courses, S 87°22'31" E a distance of 245.15 feet to a point 29.99 feet right of KY 44 centerline Station 472+65.15; thence S 2°37'29" W a distance of 5.00 feet to a point 34.99 feet right of KY 44 centerline Station 472+65.15; thence S 87°22'31" E a distance of 500.00 feet to a point 35.11 feet right of KY 44 centerline Station 477+65.15; thence N 2°37'29" E a distance of 5.00 feet to a point 30.11 feet right of KY 44 centerline Station 477+65.15; thence S 87°22'31" E a distance of 124.97 feet to a point in the existing west right of way line of Armstrong

Lane, said point being 30.14 feet right of KY 44 centerline Station 478+90.12; thence with said Armstrong Lane right of way S 23°18'20" W a distance of 38.36 feet to a point 66.02 feet right of KY 44 centerline Station 478+76.57; thence with the proposed right of way of KY 44 the next five courses, N 89°11'22" W a distance of 126.63 feet to a point 70.00 feet right of KY 44 centerline Station 477+50.00; thence N 84°56'04" W a distance of 350.32 feet to a point 55.00 feet right of KY 44 centerline Station 474+00.00; thence S 89°44'57" W a distance of 200.25 feet to a point 65.00 feet right of KY 44 centerline Station 472+00.00; thence N 79°28'53" W a distance of 181.73 feet to a point 40.00 feet right of KY 44 centerline Station 470+20.00; thence N 2°36'41" E a distance of 10.06 feet to the POINT OF BEGINNING.

The above described parcel contains 0.550 acres (23948.939 sq. ft.) of right of way.

Parcel 2, Tract B
Fee Simple

Being a tract of land lying in Bullitt County, Kentucky along KY 44 approximately 2.2 miles west of the intersection of KY 44 and US 31E, and more particularly described as follows: Beginning at a point in the existing west right of way line of Armstrong Lane, said point being 15.27 feet left of Armstrong Lane centerline Station 45+25.00; thence with the proposed west right of way line of Armstrong Lane the next four courses N 15°06'39" W a distance of 31.85 feet to a point 35.00 feet left of Armstrong Lane centerline Station 45+50.00; thence N 22°24'36" E a distance of 97.61 feet to a point 35.00 feet left of Armstrong Lane centerline Station 46+50.00; thence N 14°30'56" E a distance of 94.06 feet to a point 35.00 feet left of Armstrong Lane centerline Station 47+50.00; thence N 4°05'41" W a distance of 176.67 feet to a point 60.00 feet left of Armstrong Lane centerline Station 49+30.00; thence with the proposed south right of way line of KY 44 S 89°11'22" E a distance of 126.63 feet to a point 66.57 feet right of Armstrong Lane centerline Station 49+33.98; thence with the existing east right of way line of Armstrong Lane S 23°18'20" W a distance of 420.80 feet to the POINT OF BEGINNING.

The above described parcel contains 0.452 acres (19710.336 sq. ft.) of Bullitt County right of way.

Parcel 2, Tract C
Temporary Easement

Being a tract of land lying in Bullitt County, Kentucky along KY 44 approximately 2.2 miles west of the intersection of KY 44 and US 31E, and more particularly described as follows: Beginning at a point in the proposed south right of way line of KY 44, said point being 46.94 feet right of KY 44 centerline Station 470+70.00; thence with said KY 44 right of way line S 79°28'53" E a distance of 90.86 feet to a point 59.44 feet right of KY 44 centerline Station 471+60.00; thence S 2°36'41" W a distance of 45.56 feet to a point 105.00 feet right of KY 44 centerline Station 471+60.00; thence N 84°12'31" W a distance of 90.14 feet to a point 100.00 feet right of KY 44 centerline

TO BE COMPLETED BY PARTY OF THE SECOND PART
PRIOR TO RECORDING:

For purposes of KRS 382.135, Property
Tax bills should be forwarded to the
Party of the Second Part/Grantee at
the following in-care-of (c/o) address:

David Allen Hall
(insert c/o name if different from Grantee)
3419 Mt. Elmira Road
(insert c/o address)
Shepherdsville, KY 40165
(insert city, state, zip code)

MAILED TO:
PREPARER

DEED OF CONFIRMATION AND CORRECTION

THIS DEED, made and entered into this 31 day of October, 2012, by and between DAVID ALLEN HALL, Remaining Initial Trustee of the Hall Living Trust Under Trust Agreement Dated February 13, 1996, and/or as amended, whose mailing address is 3419 Mt. Elmira Road, Shepherdsville, KY 40165, Party of the First Part; and DAVID ALLEN HALL, RUSSELL W. HALL and JAMES MUSSER, III, whose mailing address is 3419 Mt. Elmira Road, Shepherdsville, KY 40165, Parties of the Second Part;

WITNESSETH: That for good and valuable consideration, being to confirm and/or correct a Deed previously recorded, more specifically, to provide the correct legal description and acreage of the subject real property conveyed (per survey), without monetary consideration, which Deed is dated March 5, 2012 of record in Deed Book 798, Page 123 in the Office of the County Clerk of Bullitt County, Kentucky;

NOW, THEREFORE, PARTY OF THE FIRST PART does hereby give, grant, transfer and convey unto the Parties of the Second Part, for and during their joint lives, with remainder in fee simple to the ULTIMATE survivor of them, and with covenant of GENERAL WARRANTY, the following described real property, together with the improvements and appurtenances located

thereon and thereabout, which real property is located in Bullitt County, Kentucky, with a given address of 8665 Highway 44 East, Mt. Washington, KY 40047, consisting of approximately 44.790 acres of land, more or less, with improvements, which real property is more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION.

The above-referenced legal description is determined by boundary survey prepared by Richard S. Matheny, Kentucky licensed professional land surveyor #3173, Cardinal Surveying, 9009 Preston Highway, Louisville, KY 40219, which survey is dated May 2, 2012 recorded in Plat Cabinet 3, Slide 306 in the Office of the Clerk of the County Court of Bullitt County, Kentucky.

Being a part of the same real property conveyed to JEAN C. HALL and ANNA J. HALL, Trustees, or their successors in trust, under the Hall Living Trust UTAD February 13, 1996 by Warranty Deed dated February 13, 1996 of record in Deed Book 417, Page 560 in the Office of the Clerk of the County Court of Bullitt County, Kentucky. Further being the same property conveyed to DAVID ALLEN HALL, RUSSELL W. HALL and JAMES MUSSER, III by Anna J. Hall and David Allen Hall, remaining initial Co-Trustees of the Hall Living Trust under Trust Agreement dated February 13, 1996, and/or as amended, by Deed dated March 5, 2012 of record in Deed Book 798, Page 123 in the Office of the Clerk of the Count Court of Bullitt County, Kentucky.

Party of the First Part further covenants that he is lawfully seized of the Estate hereby conveyed, that he has full right and power to convey same and that said real property is free and clear of all mortgages, liens, claims and/or encumbrances.

PROVIDED, HOWEVER, this conveyance is made subject to easements, restrictions and stipulations of record, zoning laws/regulations of Bullitt County, Kentucky, which may affect the subject real property, and the 2012 and subsequent state, county, city, school and/or special district taxes, which Parties of the Second Part do hereby assume and agree to pay.

The consideration for this conveyance herein is nominal, to confirm and/or correct a prior Deed to properly reflect the legal description and/or acreage of the subject real property, as surveyed.

Being a tract of land on the southwest side of the intersection of Kentucky Highway 44 and Armstrong Lane in Mt. Washington, Kentucky, and being particularly described as follows:

Beginning at a set 5/8 " x 24 " rebar with plastic cap stamped "R.S. MATHENY PLS 3173 SURVEY MARKER" (set rebar henceforth), said rebar being in the south right-of-way of Kentucky Highway 44 (30 foot right-of-way at this point), said rebar lying in the west right-of-way line of Armstrong Lane (30 foot right-of-way); thence, running with the west right-of-way line of said Armstrong Lane the following six courses: S 24°17'33" W 708.13 feet to a set rebar; thence, with a curve turning to the right, said curve having an arc length of 128.32', a radius of 225.00' a chord bearing of S 40°37'51" W and a chord length of 126.59' to a set rebar; thence S 56°58'10" W 85.38 feet to a set rebar; thence, with a curve turning to the left, said curve having an arc length of 96.27', a radius of 195.00' a chord bearing of S 42°49'36" W and a chord length of 95.29' to a set rebar; thence, S 28°41'02" W 326.42 feet to a set rebar; thence, S 28°02'53" W 1081.29 feet to a set rebar; thence, departing the right-of-way line of said Armstrong Lane, and running with the north line of said Autumn Glen Section 1, N 66°55'58" W, passing found 1/2 " rebars with plastic cap stamped "ST CLAIR 1907" (IPC ST. CLAIR, henceforth) at 11.14 feet, said IPC ST. CLAIR being the northeast corner of Autumn Glen Subdivision, Section 1, of record in Plat Cabinet 2, Slide 3 in the office of the County Clerk of Bullitt County, Kentucky, in all 617.77 feet to a found 1/2" rebar with plastic cap (illegible), said rebar being the southeast corner of a tract of land conveyed to Charles and Mary Ruley, of record in Deed Book 464, Page 98 in the Clerk's Office aforesaid; thence, leaving the line of said Autumn Glen Section 1, and running with the east line of said Ruley and with the east line of a tract of land conveyed to A. Devoto, of record in Deed Book 464, Page 98 in the Clerk's Office aforesaid, N 13°33'52" E, passing a found 1/2 " rebar at 15.22 feet, being the north side of a 15 foot access and utility easement, per Deed Book 464, Page 98 in the Clerk's Office aforesaid, in all 1324.51 feet to a found 1/2" rebar, said rebar being the southeast corner of a tract of land conveyed to Mt. Washington Fire District, of record in Deed Book 753, Page 778 in the Clerk's Office aforesaid; thence, running with the east line of said Mt. Washington Fire District, N 04°36'49" E 255.54 feet to a found 1/2" rebar, said rebar being the southeast corner of a tract of land conveyed to Floyd and Cecelia Smith, of record in Deed Book 659, Page 282 in the Clerk's Office aforesaid, and said rebar being the southwest corner of a tract of land conveyed to John and Denney Morrow, of record in Deed Book 518, Page 633 in the Clerk's Office aforesaid; thence, running with the south line of said Morrow, S 84°41'32" E 180.00 feet to a set rebar; thence, with the east line of said Morrow, N 03°45'45" E, passing a found wooden fence post at 348.52 feet, in all 350.57 feet to a set rebar in the south right-of-way line of said Kentucky Highway 44 (50 foot right of way at this point); thence, running with the south right-of-way line of said Kentucky Highway 44 the following seven courses: thence, running with a curve turning to the right, having an arc length of 285.72', a radius of 1382.70', a chord bearing of N 86°21'55" E and a chord length of 285.21' to a set rebar; thence N 02°17'07" E 20.34 feet to a set rebar; thence S 86°27'14" E 297.88 feet to a set rebar; thence S 03°32'46" W 5.00 feet to a set rebar; thence S 86°27'14" E 500.00 feet to a set rebar; thence N 03°32'46" E 5.00 feet to a set rebar; thence S 86°27'14" E 128.61 feet to the point of beginning, having an area of 1951051.60 square feet or 44.790 acres.

Being a portion of a tract of land conveyed to the Hall Living Trust, of record in deed dated February 26, 1999, in Deed Book 417, Page 560 in the Office of the County Clerk of Bullitt County, Kentucky.

EXHIBIT A

BULLITT COUNTY
D813 PG196

DOCUMENT NO: 498268
RECORDED: November 05, 2012 09:47:00 AM
TOTAL FEES: \$22.00
COUNTY CLERK: KEVIN NOONEY
DEPUTY CLERK: BEVERLY BOWLING
COUNTY: BULLITT CO CLERK
BOOK: D813 PAGES: 191 - 196

CITY OF MT. WASHINGTON, KY.

PUSH PIN SYMBOL @

LAT. 38° 02' 13.16 N
LONG. 85° 34' 15.37 W



John St. Clair, Land Surveyor
138 Willow Wood Drive
Mt. Washington, Ky. 40047
Phone 502-538-6616, Fax 502-538-9113, Cell 502-548-4715
Email, jjsaint@windstream.net

City of Mt. Washington
275 Snapp Street
Mt. Washington, Ky. 40047

RE: Description for annexation of property on the west side of Armstrong Lane and south side of Ky. Highway 44 and identified on Bullitt County Property Valuation map 70 as parcel 89. (Property is known as the Hall farm)

Beginning at the intersection of the north line of Old Kentucky Highway 44 with the old west right of way of Armstrong Lane, thence with the west line of Armstrong Lane, South 24 degrees 17 minutes 33 seconds West 459.96 feet to a point at the southeast corner of the new right of way line of Armstrong Lane as conveyed to the Commonwealth of Kentucky by deed book 822, page 026, parcel 2, tract A; thence with the old right of way of Armstrong Lane, South 24 degrees 17 minutes 33 seconds West 248.17 feet to point, thence with a curve to the right having a radius of 225.00 feet and a chord bearing South 40 degrees 37 minutes 51 seconds West a chord distance of 126.59 feet; thence South 56 degrees 58 minutes 10 seconds West 85.38 feet, thence with a curve to the left, having a radius of 195.00 feet and a chord bearing South 42 degrees 49 minutes 36 seconds West 95.29 feet; thence South 28 degrees 41 minutes 02 seconds West 326.42 feet and South 28 degrees 02 minutes 53 seconds West 1081.29 feet to a point at the northeast corner of Autumn Glen Section 1 as recorded in Plat Cabinet 2, Slide 3 in the Bullitt County Clerk's office;

Thence with the north line of Autumn Glen Section 1 and the city limits of Mt. Washington, Ky., as established by Ordinance Number 97-17, Tract II, North 66 degrees 55 minutes 58 seconds West 617.77 feet to a point at the southeast corner of the tract conveyed to Charles and Mary Ruley by Deed Book 464, Page 098 in the Bullitt County Clerk's office;

Thence with the line of Ruley and passing the southeast corner of A. Devoto, North 13 degrees 33 minutes 52 seconds East 1324.51 feet to the northeast corner of Devoto as recorded in Deed Book 464, Page 098, said corner also being the southeast corner of the Mt. Washington Fire District recorded in Deed Book 753, Page 778 in the Bullitt County Clerk's office; thence with the Fire District tract, North 04 degrees 36 minutes 49 seconds East 255.54 feet to the corner of Floyd and Cecelia Smith, Deed Book 659, Page 292 and also being the corner of the John and Denny Morrow property recorded in Deed Book 518, Page 633 in the Bullitt County Clerk's office; thence with Morrow, South 84 degrees 41 minutes 32 seconds East 180.00 feet and North 03 degrees 45 minutes 45 seconds East 350.57 feet to the south right of way of Kentucky Highway 44;

Thence with the right of way of Ky. Highway 44 and the city limits of Mt. Washington, Ky., as established by Ordinance Number 96-11, Tract II, a curve to the right having a radius of 1382.70 feet and a chord bearing North 86 degrees 21 minutes 55 seconds East, a chord distance of 285.21 feet, thence North 02 degrees 17 minutes 07 seconds East 20.34 feet to a point in the old south right of way of Ky. Highway 44, thence with the right of way, South 86 degrees 27 minutes 14 seconds East 297.88 feet, South 03 degrees 32 minutes 46 seconds West 5.00 feet, South 86 degrees 27 minutes 14 seconds East 500.00 feet, North 03 degrees 32 minutes 46 seconds East 5.00 feet and South 86 degrees 27 minutes 14 seconds East 128.61 feet to the beginning containing 44.79 acres total which also contains the 0.5644 acres (for 0.550 acres) tract conveyed to the Commonwealth of Kentucky by Deed Book 822, Page 026 and noted as Parcel Number 2, Tract A as shown on an annexation exhibit plat dated May 19, 2015 for the City of Mt. Washington, Ky. by John A. St. Clair, PLS # 1907.

Being the same property convey to David Allen Hall, Russell W. Hall and James Musser, III by Deed of Confirmation and Correction recorded in Deed Book 813, Page 191 in the Bullitt County Clerk's office

with a plat recorded in Plat Cabinet 3, Slide 306 and being subject to a selloff to the Commonwealth of Kentucky, Department of Transportation by deed book 822, pg. 026, Parcel #2, Tract A.

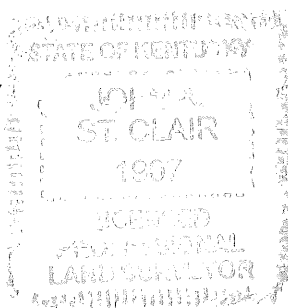
Yours truly,

John St. Clair, Ky. PLS # 1907

John St. Clair

HallAnnexation 05/20/15.doc

05/19/2015



JOH
N
S 84°41'32" E
180.00'

MT. WASHINGTON
FIRE DISTRICT
D.B. 753, PG. 778

Parcel ID 070-000-00-89
44.790 ACRES

DAVID ALLEN HALL, RUSSELL W. HALL &
JAMES MUSSER, III
DEED OF CONFIRMATION AND CORRECTION
RECORDED IN D.B. 813, PG. 191

P.C. 3, SLIDE 306
CORRECTING D.B. 798, PG. 123
BULLITT COUNTY, KY.

As Per Plat by Cardinal Surveying,
Richard Matheny PLS 3173
dated May 03, 2012

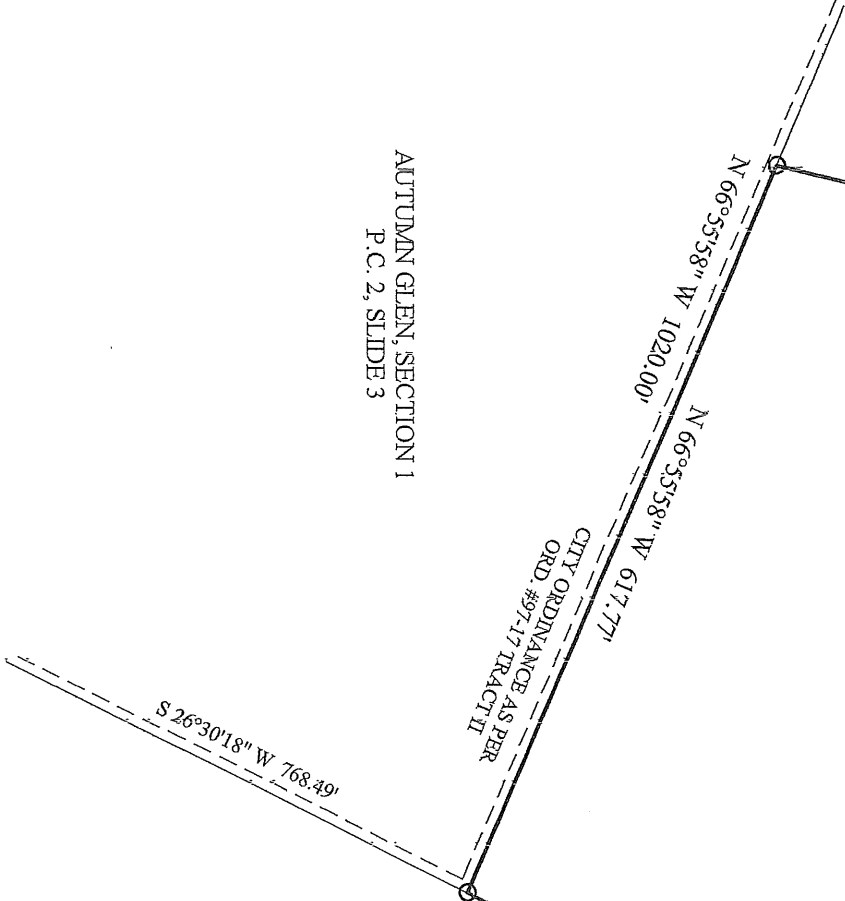
43.7654 ACRES
TOTAL AREA AFTER SELL OFFS TO
COMMONWEALTH OF KENTUCKY

A. DEVOTO
D.B. 464, PG. 098

CHARLES & MARY
RULEY
D.B. 464, PG. 098

AUTUMN GLEN, SECTION 1
P.C. 2, SLIDE 3

CITY ORDINANCE AS PER
ORD. #97-17 TRACT II

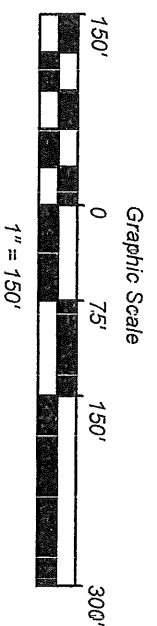
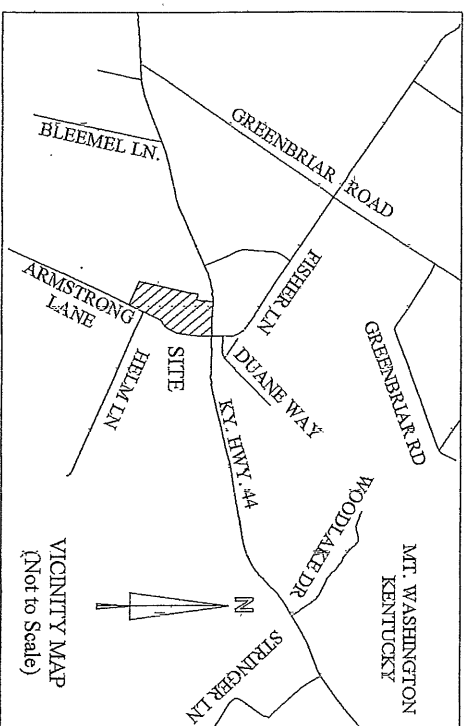


THE PURPOSE OF THIS PLAT IS TO ESTABLISH
THAT CONFORM TO THE CURRENT SECETAI
OFFICE REQUIREMENTS AND CREATE AN AI
OF SAID PARCEL ON STATE MAPS.

THIS PLAT DOES NOT REPRESENT A BOUND,
IS NOT INTENDED FOR LAND TRANSFER. IH
THIS PLAT IS A DIGITAL REPRODUCTION OF
SURVEY FOR DAVID ALLEN HALL, DATED M.
SURVEYING, (RICHARD MATHENY, PLS 3173
AND RECORDS BY THIS SURVEYOR.

John A. St. Clair
JOHN A. ST. CLAIR
PLS. #1907
502-538-6616

MT WASHINGTON ANNEXATIONS ANNEXATION PLATS HALL, DAVID ALLEN ANNEXATION
BEM



BEARINGS BASED ON BOUNDARY SURVEY
PLAT FOR DAVID ALLEN HALL BY
CARDINAL SURVEYING

FLOYD & CECILIA SMITH
D.B. 659, PG. 292

MT. WASHINGTON
FIRE DISTRICT
D.B. 753, PG. 778

A. DEVOTO
D.B. 464, PG. 098

JOHN & DENNY MORROW
D.B. 518, PG. 633

Parcel ID 070-000-00-89
44.790 ACRES

DAVID ALLEN HALL, RUSSELL W. HALL &
JAMES MUSSEY, III
DEED OF CONFIRMATION AND CORRECTION
RECORDED IN D.B. 813, PG. 191
P.C. 3, SLIDE 306
CORRECTING D.B. 798, PG. 123
BULLITT COUNTY, KY.

As Per Plat by Cardinal Surveying,
Richard Matheny PLS 3173
dated May 03, 2012

43.7654 ACRES
TOTAL AREA AFTER SELL-OFFS TO
COMMONWEALTH OF KENTUCKY

TOTAL AREA AFTER SELLOFFS TO COMMONWEALTH OF KENTUCKY

0.4598 ACRES (For 0.452 A
COMMONWEALTH OF KEN
PARCEL NO. 2, TRAC
D.B. 822, PG. 026

C/L KY. H
VARIABLE
S 86°31'01"
S 86°27'14"
S 84°
S 51°
C/L ARMS' (Relocated) ↘

0.5644 ACRES (For 0.550 ACRES)
COMMONWEALTH OF KENTUCKY
PARCEL NO. 2, TRACT A
D.B. §22, PG. 026

CITY LIMITS AS PER
ORD. #96-11 TRACT I

N 86°21'55" E 285.21'
R = 1382.70'

N 2°17'07" E 20.34'

S 86°42'11" E 54.91'
S 3°28'59" W 11.12'
(For 10.06')

S 86°27'14" E 297.88' —
 S 86°27'14" E 242.97' —
 S 78°36'35" E —
 181.73' —
 S 85° —

S 3°32'46" W
5.00'

S 86°31'01"
S 86°27'14"
S 84°

N 3°45'45" E 350.57'

N 4°36'49" E 255.54'

N 13°33'52" E 1324.51'

Figure 1

S 28°41'02" W 326.42'

S 42°49'36" W
R=195.00'

S 56°58'10" W
R=225.00'

S 40°03'12" W
R=126.53'

S 28°41'02" W 326.42'

ARMSTRONG LANE 30' R/W

81.29'

-00-89
S

SELL W. HALL &
R, III
ND CORRECTION
13, PG. 191
306
98, PG. 123
Y, KY.

Surveying,
S 3173
012

ES
ELLOFFS TO
KENTUCKY

0.4598 ACRES (For 0.452 ACRES)
COMMONWEALTH OF KENTUCKY
PARCEL NO. 2, TRACT B
D.B. 822, PG. 026

S 15°23'14" W 94.06'
S 23°16'54" W 97.61'
S 14°14'21" E 31.85'
S 65°57'30" E 0.34'
S 24°17'33" W 248.17'
CITY ORDINANCE AS
ORD. #96-2

ORDINANCE #96-2
15.1714 ACRES
(For 16 Acres)
FORMERLY HALL,
D.B. 53, PG. 621
BULLITT COUNTY, KY.

CITY OF MT. WASHINGTON
(Water Tower Site)
D.B. 165, PG. 502
D.B. 172, PG. 485

CITY LIMITS AS PER
ORD #2000-18

FOREST RIDGE SECTION III
P.C. 2, SLIDE 639

ARMSTRONG LANE 30' R/W

S 28°41'02" W 326.42'

S 42°49'36" W
R=195.00'

S 56°38'10" W
R=225.00'

S 40°37'51" W
R=126.59'

R/W
0+15.01'

C/L ARMSTRONG
LANE 30' R/W

THE PURPOSE OF THIS PLAT IS TO ESTABLISH BEARING COURSES
THAT CONFORM TO THE CURRENT SECRETARY OF STATE LAND
OFFICE REQUIREMENTS AND CREATE AN AID IN THE PLACEMENT
OF SAID PARCEL ON STATE MAPS.

THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY AND
IS NOT INTENDED FOR LAND TRANSFER. I HEREBY CERTIFY THAT
THIS PLAT IS A DIGITAL REPRODUCTION OF A PRIOR PLAT AND
SURVEY FOR DAVID ALLEN HALL DATED MAY 02, 2012 BY CARDINAL
SURVEYING, (RICHARD MATHENY, PLS 3173) AND PRIOR PLATS
AND RECORDS BY THIS SURVEYOR.

John A. St. Clair May 19, 2015
JOHN A. ST. CLAIR 502-538-6616
PLS. #1907

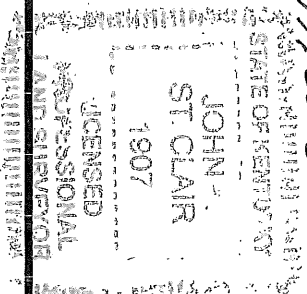
ANNEXATION EXHIBIT

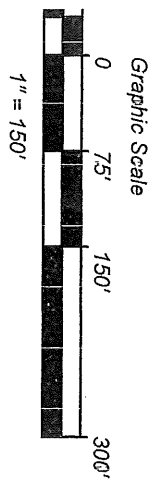
CITY OF MT. WASHINGTON, KY.
275 SNAPP STREET
MT. WASHINGTON, KY. 40047

by
JOHN A. ST. CLAIR
138 WILLOW WOOD DRIVE
MT. WASHINGTON, KY. 40047

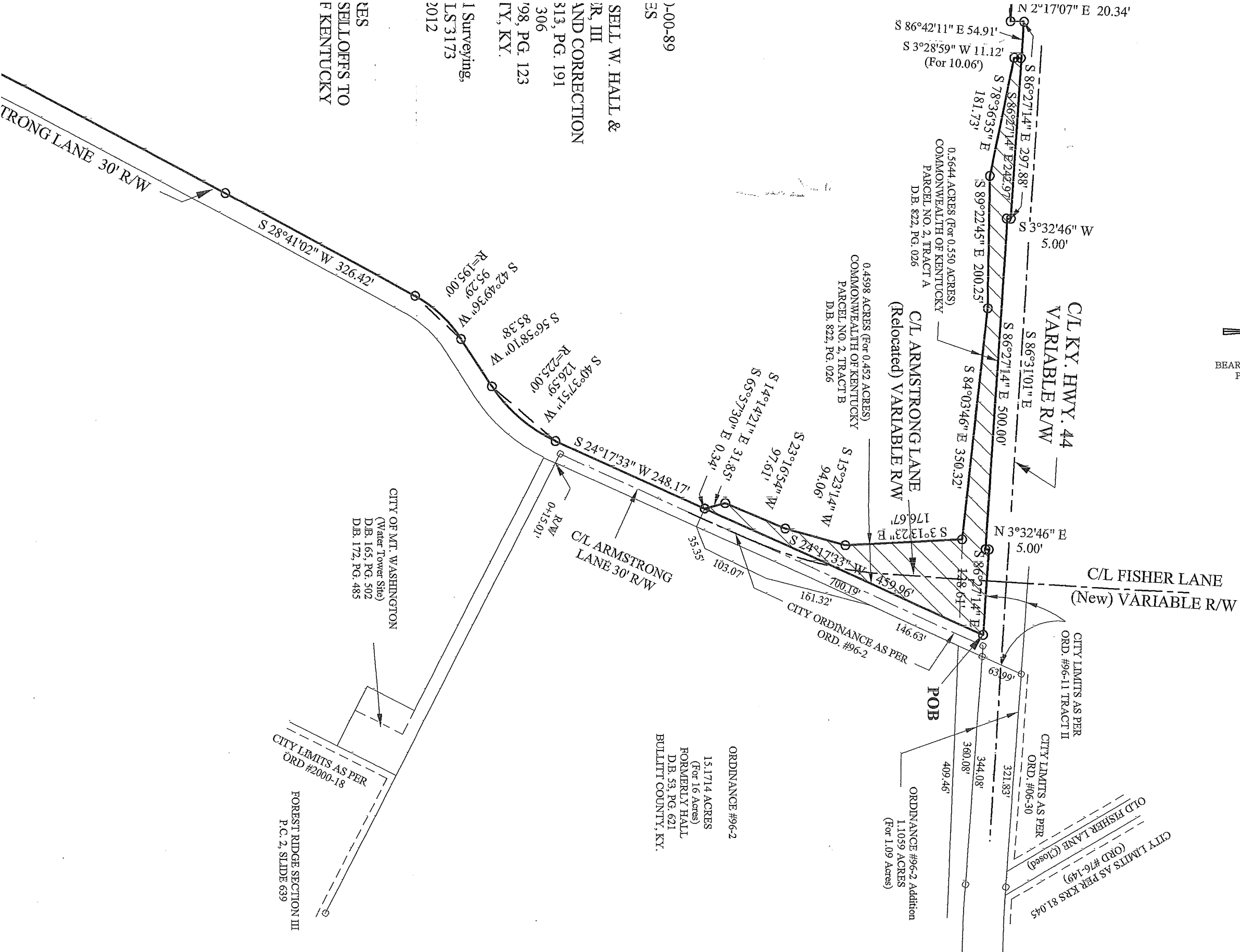
MAY 19, 2015

1" = 150 FT.





BEARINGS BASED ON BOUNDARY SURVEY
PLAT FOR DAVID ALLEN HALL BY
CARDINAL SURVEYING
DATED 05/02/2012



ORDINANCE 15-18

**AN ORDINANCE DECLARING INTENT TO ANNEX SUPPOSED
UNINCORPORATED TERRITORY ADJOINING THE CITY OF MOUNT
WASHINGTON, BULLITT COUNTY, KENTUCKY BEING 44.790 ACRES LOCATED
ON THE SOUTH SIDE OF ARMSTRONG LANE AND SOUTH SIDE OF KY
HIGHWAY 44 AND IDENTIFIED ON BULLITT COUNTY PROPERTY VALUATION
MAP 07 AS PARCEL 89 KNOWN AS HALL FARM**

WHEREAS, the present Owners of the hereinafter described property have not given prior written consent to the City to annex their property into the City of Mt. Washington, and

WHEREAS, such property is contiguous to the present City boundaries, and

WHEREAS, such property has been developed for urban purpose, and:

WHEREAS, the City of Mt Washington has determined it is desirable to annex the hereinafter described property, and

WHEREAS, the laws of the Commonwealth of Kentucky require that notice of the proposed annexation shall be sent by first class mail to each property owner listed on the records of Bullitt County PVA as of January 1, 2015 together with a copy of this Ordinance not less than fourteen (14) days prior to the second reading of this Ordinance and the clerk shall thereafter certify the list of property owners to whom notice was sent which list shall be made part of the official record of the meeting at which the second reading of this Ordinance occurs, now therefore

NOW THEREFORE BE IT ORDAINED by the City of Mt. Washington, Bullitt County, Kentucky, as follows:

SECTION I: The City of Mt. Washington, Bullitt County Kentucky, hereby declares its intend to annex the property described in full in Exhibit A, attached hereto and made a part hereof.

SECTION II: This ordinance shall be published according to law.

SECTION III: The City Clerk shall comply with the requirements of notice to the property owners as set forth hereinabove and in KRS 81A.425

SECTION IV: Upon passage of this Ordinance and its publication the sixty (60) days to petition for election as provided in KRS 81A. 420 shall commence to run from date of publication and the contemporaneous publication of separate notice of the rights of resident voters or owners to petition for an election on the issue of annexation. .

SECTION V: Should any section, clause, line, paragraph or part of this ordinance be held unconstitutional or invalid for any reason, the same shall not affect the remainder of this ordinance.

DATE March 14, 2016

SECTION VI: The second reading of this Ordinance shall occur on the 28th day of September, 2015 at a Regular City Council Meeting commencing at 6:30 pm prevailing time in the Council Chambers in the City Hall Annex Building at 186-A Branham Way.


First Reading: September 14, 2015


Second Reading: September 28, 2015

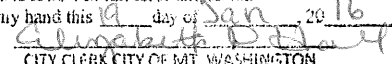
Adopted this 28th day of September, 2015

Results of the Roll Call Vote are as follows:

	YES	NO	ABSTAIN
Troy Barr	X	_____	_____
Alice Harris	X	_____	_____
Greg Gentry	X	_____	_____
Sandra Hockenbury	X	_____	_____
Gayle Troutman	X	_____	_____
Mike Holt	X	_____	_____


Honorable Barry Armstrong, Mayor

ATTEST: 
Elizabeth D. Hall, City Clerk

STATE OF KENTUCKY COUNTY OF GALLIT I, Elizabeth D. Hall, Clerk of the City of Mt. Washington, do hereby certify that the foregoing is a full, true and correct copy of Ordinance 15-18, as amended and compared with the original records in my office. I am the official Custodian, accepted by the governing body of said City of Mt. Washington, as a meeting document, 9/28/15, that said official action has not been modified, amended, revoked or repealed and is now in full force and effect. Witness my hand this 19 day of Jan, 2016.  CITY CLERK CITY OF MT. WASHINGTON
--

MAILED TO:
PREPARER

Bullitt County
Item No: 5-150.30
Parcel 2

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into this 10th day of December, 2012, by and between David Allen Hall, Russell W. Hall and James Musser III and Sharon Musser, husband & wife, of 3419 Elmira Road, Shepardsville, KY 40165, Grantors, (in whose care the state and county tax bill for the aforesaid calendar year may be sent); and the **COMMONWEALTH OF KENTUCKY** for the use and benefit of the **TRANSPORTATION CABINET**, Department of Highways, 200 Mero Street, Frankfort, Kentucky 40622, Grantee;

WITNESSETH:

NOW THEREFORE, for and in consideration of **SEVENTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$75,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, the Grantors have bargained and sold and do hereby sell, grant and convey to the Grantee, its successors and assigns forever, in fee simple with covenants of General Warranty, the following described property and property rights located in Bullitt County, Kentucky, and being more particularly described as follows:

Parcel No. 2, Tract A
8665 Highway 44

Being a tract of land lying in Bullitt County, Kentucky along KY 44 approximately 2.2 miles west of the intersection of KY 44 and US 31E, and more particularly described as follows: Beginning at a point in the existing south right of way line of KY 44, said point being 29.94 feet right of KY 44 centerline Station 470+20.00; thence with said KY 44 right of way line the next five courses, S 87°22'31" E a distance of 245.15 feet to a point 29.99 feet right of KY 44 centerline Station 472+65.15; thence S 2°37'29" W a distance of 5.00 feet to a point 34.99 feet right of KY 44 centerline Station 472+65.15; thence S 87°22'31" E a distance of 500.00 feet to a point 35.11 feet right of KY 44 centerline Station 477+65.15; thence N 2°37'29" E a distance of 5.00 feet to a point 30.11 feet right of KY 44 centerline Station 477+65.15; thence S 87°22'31" E a distance of 124.97 feet to a point in the existing west right of way line of Armstrong

Lane, said point being 30.14 feet right of KY 44 centerline Station 478+90.12; thence with said Armstrong Lane right of way S 23°18'20" W a distance of 38.36 feet to a point 66.02 feet right of KY 44 centerline Station 478+76.57; thence with the proposed right of way of KY 44 the next five courses, N 89°11'22" W a distance of 126.63 feet to a point 70.00 feet right of KY 44 centerline Station 477+50.00; thence N 84°56'04" W a distance of 350.32 feet to a point 55.00 feet right of KY 44 centerline Station 474+00.00; thence S 89°44'57" W a distance of 200.25 feet to a point 65.00 feet right of KY 44 centerline Station 472+00.00; thence N 79°28'53" W a distance of 181.73 feet to a point 40.00 feet right of KY 44 centerline Station 470+20.00; thence N 2°36'41" E a distance of 10.06 feet to the POINT OF BEGINNING.

The above described parcel contains 0.550 acres (23948.939 sq. ft.) of right of way.

Parcel 2, Tract B
Fee Simple

Being a tract of land lying in Bullitt County, Kentucky along KY 44 approximately 2.2 miles west of the intersection of KY 44 and US 31E, and more particularly described as follows: Beginning at a point in the existing west right of way line of Armstrong Lane, said point being 15.27 feet left of Armstrong Lane centerline Station 45+25.00; thence with the proposed west right of way line of Armstrong Lane the next four courses N 15°06'39" W a distance of 31.85 feet to a point 35.00 feet left of Armstrong Lane centerline Station 45+50.00; thence N 22°24'36" E a distance of 97.61 feet to a point 35.00 feet left of Armstrong Lane centerline Station 46+50.00; thence N 14°30'56" E a distance of 94.06 feet to a point 35.00 feet left of Armstrong Lane centerline Station 47+50.00; thence N 4°05'41" W a distance of 176.67 feet to a point 60.00 feet left of Armstrong Lane centerline Station 49+30.00; thence with the proposed south right of way line of KY 44 S 89°11'22" E a distance of 126.63 feet to a point 66.57 feet right of Armstrong Lane centerline Station 49+33.98; thence with the existing east right of way line of Armstrong Lane S 23°18'20" W a distance of 420.80 feet to the POINT OF BEGINNING.

The above described parcel contains 0.452 acres (19710.336 sq. ft.) of Bullitt County right of way.

Parcel 2, Tract C
Temporary Easement

Being a tract of land lying in Bullitt County, Kentucky along KY 44 approximately 2.2 miles west of the intersection of KY 44 and US 31E, and more particularly described as follows: Beginning at a point in the proposed south right of way line of KY 44, said point being 46.94 feet right of KY 44 centerline Station 470+70.00; thence with said KY 44 right of way line S 79°28'53" E a distance of 90.86 feet to a point 59.44 feet right of KY 44 centerline Station 471+60.00; thence S 2°36'41" W a distance of 45.56 feet to a point 105.00 feet right of KY 44 centerline Station 471+60.00; thence N 84°12'31" W a distance of 90.14 feet to a point 100.00 feet right of KY 44 centerline

Station 470+70.00; thence N 2°36'41" E a distance of 53.06 feet to a point 46.94 feet right of KY 44 centerline Station 470+70.00 and the POINT OF BEGINNING.

The above described parcel contains 0.102 acres (4437.500 sq. ft.) of temporary easement for building removal.

BEING the same property conveyed to David Allen Hall, Russell W. Hall and James Musser, III, by Deed dated October 31, 2012, of record in Deed Book 813, Page 191, in the Bullitt County Court Clerk's Office.

It is understood between the parties hereto and made a covenant herein that the above described Tract A and Tract B are being conveyed in fee simple, and Tract C as a temporary easement. Together with all improvements and fixtures situated thereon and all rights and privileges appurtenant thereto.

The Grantors further covenant that they are lawfully seized of the property hereby conveyed, with full right and power to convey same, and said property is free of all encumbrances except restrictions and easements of record and all real estate taxes due and payable in 2012, which said Grantors hereby promise and agree to pay.

The above-described property is being acquired by the Grantee pursuant to a public highway improvement identified as the Intersection Improvement at KY 44/Armstrong Lane/Fisher Lane Project, Item No. 5-150.30, State Project No. **1100 FD 04 C015 7335401R; NH5462 (019)**. Said project was authorized by Transportation Cabinet Authorization No. **107096**. Control of access on this project shall be by permit, as required to be set forth in Section 6 of the Kentucky Administrative Regulations (603 KAR 5:120).

TO HAVE AND TO HOLD said property and property rights unto the Grantee, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

TO BE COMPLETED BY PARTY OF THE SECOND PART
PRIOR TO RECORDING:

For purposes of KRS 382.135, Property
Tax bills should be forwarded to the
Party of the Second Part/Grantee at
the following in-care-of (c/o) address:

David Allen Hall
(insert c/o name if different from Grantee)
3419 Mt. Elmira Road
(insert c/o address)
Shepherdsville, KY 40165
(insert city, state, zip code)

MAILED TO:
PREPARER

DEED OF CONFIRMATION AND CORRECTION

THIS DEED, made and entered into this 31 day of October, 2012, by and between DAVID ALLEN HALL, Remaining Initial Trustee of the Hall Living Trust Under Trust Agreement Dated February 13, 1996, and/or as amended, whose mailing address is 3419 Mt. Elmira Road, Shepherdsville, KY 40165, Party of the First Part; and DAVID ALLEN HALL, RUSSELL W. HALL and JAMES MUSSER, III, whose mailing address is 3419 Mt. Elmira Road, Shepherdsville, KY 40165, Parties of the Second Part;

WITNESSETH: That for good and valuable consideration, being to confirm and/or correct a Deed previously recorded, more specifically, to provide the correct legal description and acreage of the subject real property conveyed (per survey), without monetary consideration, which Deed is dated March 5, 2012 of record in Deed Book 798, Page 123 in the Office of the County Clerk of Bullitt County, Kentucky;

NOW, THEREFORE, PARTY OF THE FIRST PART does hereby give, grant, transfer and convey unto the Parties of the Second Part, for and during their joint lives, with remainder in fee simple to the ULTIMATE survivor of them, and with covenant of GENERAL WARRANTY, the following described real property, together with the improvements and appurtenances located

thereon and thereabout, which real property is located in Bullitt County, Kentucky, with a given address of 8665 Highway 44 East, Mt. Washington, KY 40047, consisting of approximately 44.790 acres of land, more or less, with improvements, which real property is more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION:

The above-referenced legal description is determined by boundary survey prepared by Richard S. Matheny, Kentucky licensed professional land surveyor #3173, Cardinal Surveying, 9009 Preston Highway, Louisville, KY 40219, which survey is dated May 2, 2012 recorded in Plat Cabinet 3, Slide 306 in the Office of the Clerk of the County Court of Bullitt County, Kentucky.

Being a part of the same real property conveyed to JEAN C. HALL and ANNA J. HALL, Trustees, or their successors in trust, under the Hall Living Trust UTAD February 13, 1996 by Warranty Deed dated February 13, 1996 of record in Deed Book 417, Page 560 in the Office of the Clerk of the County Court of Bullitt County, Kentucky. Further being the same property conveyed to DAVID ALLEN HALL, RUSSELL W. HALL and JAMES MUSSER, III by Anna J. Hall and David Allen Hall, remaining initial Co-Trustees of the Hall Living Trust under Trust Agreement dated February 13, 1996, and/or as amended, by Deed dated March 5, 2012 of record in Deed Book 798, Page 123 in the Office of the Clerk of the Count Court of Bullitt County, Kentucky.

Party of the First Part further covenants that he is lawfully seized of the Estate hereby conveyed, that he has full right and power to convey same and that said real property is free and clear of all mortgages, liens, claims and/or encumbrances.

PROVIDED, HOWEVER, this conveyance is made subject to easements, restrictions and stipulations of record, zoning laws/regulations of Bullitt County, Kentucky, which may affect the subject real property, and the 2012 and subsequent state, county, city, school and/or special district taxes, which Parties of the Second Part do hereby assume and agree to pay.

The consideration for this conveyance herein is nominal, to confirm and/or correct a prior Deed to properly reflect the legal description and/or acreage of the subject real property, as surveyed.

Being a tract of land on the southwest side of the intersection of Kentucky Highway 44 and Armstrong Lane in Mt. Washington, Kentucky, and being particularly described as follows:

Beginning at a set 5/8 " x 24 " rebar with plastic cap stamped "R.S. MATHENY PLS 3173 SURVEY MARKER" (set rebar henceforth), said rebar being in the south right-of-way of Kentucky Highway 44 (30 foot right-of-way at this point), said rebar lying in the west right-of-way line of Armstrong Lane (30 foot right-of-way); thence, running with the west right-of-way line of said Armstrong Lane the following six courses: S 24°17'33" W 708.13 feet to a set rebar; thence, with a curve turning to the right, said curve having an arc length of 128.32', a radius of 225.00' a chord bearing of S 40°37'51" W and a chord length of 126.59' to a set rebar; thence S 56°58'10" W 85.38 feet to a set rebar; thence, with a curve turning to the left, said curve having an arc length of 96.27', a radius of 195.00' a chord bearing of S 42°49'36" W and a chord length of 95.29' to a set rebar; thence, S 28°41'02" W 326.42 feet to a set rebar; thence, S 28°02'53" W 1081.29 feet to a set rebar; thence, departing the right-of-way line of said Armstrong Lane, and running with the north line of said Autumn Glen Section 1, N 66°55'58" W, passing found 1/2 " rebars with plastic cap stamped "ST CLAIR 1907" (IPC ST. CLAIR, henceforth) at 11.14 feet, said IPC ST. CLAIR being the northeast corner of Autumn Glen Subdivision, Section 1, of record in Plat Cabinet 2, Slide 3 in the office of the County Clerk of Bullitt County, Kentucky, in all 617.77 feet to a found 1/2" rebar with plastic cap (illegible), said rebar being the southeast corner of a tract of land conveyed to Charles and Mary Ruley, of record in Deed Book 464, Page 98 in the Clerk's Office aforesaid; thence, leaving the line of said Autumn Glen Section 1, and running with the east line of said Ruley and with the east line of a tract of land conveyed to A. Devoto, of record in Deed Book 464, Page 98 in the Clerk's Office aforesaid, N 13°33'52" E, passing a found 1/2 " rebar at 15.22 feet, being the north side of a 15 foot access and utility easement, per Deed Book 464, Page 98 in the Clerk's Office aforesaid, in all 1324.51 feet to a found 1/2" rebar, said rebar being the southeast corner of a tract of land conveyed to Mt. Washington Fire District, of record in Deed Book 753, Page 778 in the Clerk's Office aforesaid; thence, running with the east line of said Mt. Washington Fire District, N 04°36'49" E 255.54 feet to a found 1/2" rebar, said rebar being the southeast corner of a tract of land conveyed to Floyd and Cecelia Smith, of record in Deed Book 659, Page 282 in the Clerk's Office aforesaid, and said rebar being the southwest corner of a tract of land conveyed to John and Denney Morrow, of record in Deed Book 518, Page 633 in the Clerk's Office aforesaid; thence, running with the south line of said Morrow, S 84°41'32" E 180.00 feet to a set rebar; thence, with the east line of said Morrow, N 03°45'45" E, passing a found wooden fence post at 348.52 feet, in all 350.57 feet to a set rebar in the south right-of-way line of said Kentucky Highway 44 (50 foot right of way at this point); thence, running with the south right-of-way line of said Kentucky Highway 44 the following seven courses: thence, running with a curve turning to the right, having an arc length of 285.72', a radius of 1382.70', a chord bearing of N 86°21'55" E and a chord length of 285.21' to a set rebar; thence N 02°17'07" E 20.34 feet to a set rebar; thence S 86°27'14" E 297.88 feet to a set rebar; thence S 03°32'46" W 5.00 feet to a set rebar; thence S 86°27'14" E 500.00 feet to a set rebar; thence N 03°32'46" E 5.00 feet to a set rebar; thence S 86°27'14" E 128.61 feet to the point of beginning, having an area of 1951051.60 square feet or 44.790 acres.

Being a portion of a tract of land conveyed to the Hall Living Trust, of record in deed dated February 26, 1999, in Deed Book 417, Page 560 in the Office of the County Clerk of Bullitt County, Kentucky.

EXHIBIT A

BULLITT COUNTY
D813 PG196

DOCUMENT NO: 498268
RECORDED: November 05, 2012 09:47:00 AM
TOTAL FEES: \$22.00
COUNTY CLERK: KEVIN MOONEY
DEPUTY CLERK: BEVERLY BOWLING
COUNTY: BULLITT CO CLERK
BOOK: D813 PAGES: 191 - 196

CITY OF MT. WASHINGTON, KY.

PUSH PIN SYMBOL @

LAT. 38° 02' 13.16 N

LONG. 85° 34' 15.37 W

